

D#40 RM, CN, AND R-14 ZONES REVIEW

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides information about amending the staff recommendation to move all consideration of land uses in the RM, CN, and R-14 zones to a Comprehensive Plan Amendment.

Amended Recommendation:

Amend Title IV Density Bonus Review (4-9-065) to include a density bonus of up to five additional dwelling units per acre in the Residential Multi Family (RMF) zone. The criteria for achieving a bonus would be first to provide at least one unit that qualifies as affordable housing, then building to Built Green standards to achieve additional units. The Built Green standards begin with two stars, and then increase in the extent of green building practices as they incrementally increase the star rating up to five stars. A project building units to a Built Green five star standard could achieve the maximum density bonus. Alternately, affordable housing can be provided either exclusively or in combination to achieve the density bonus. For example, two affordable housing units and two units built to three star Built Green would also achieve the maximum density bonus of four additional units.

It is recommended that all consideration of the land uses in the RM zones, as well as land uses, density, and consolidation of the CN and R-14 zones be removed from this docket item. The amendments that were considered as part of the initial staff report require amendments to the Comprehensive Plan. Consideration of this as a Comprehensive Plan amendment will allow adequate time to research and evaluate the implications of the proposed changes.

Conclusion:

Staff recommends amending the Density Bonus Review (4-9-065) to include a density bonus of up to five additional dwelling units per acre in the Residential Multi Family (RMF) zone.